

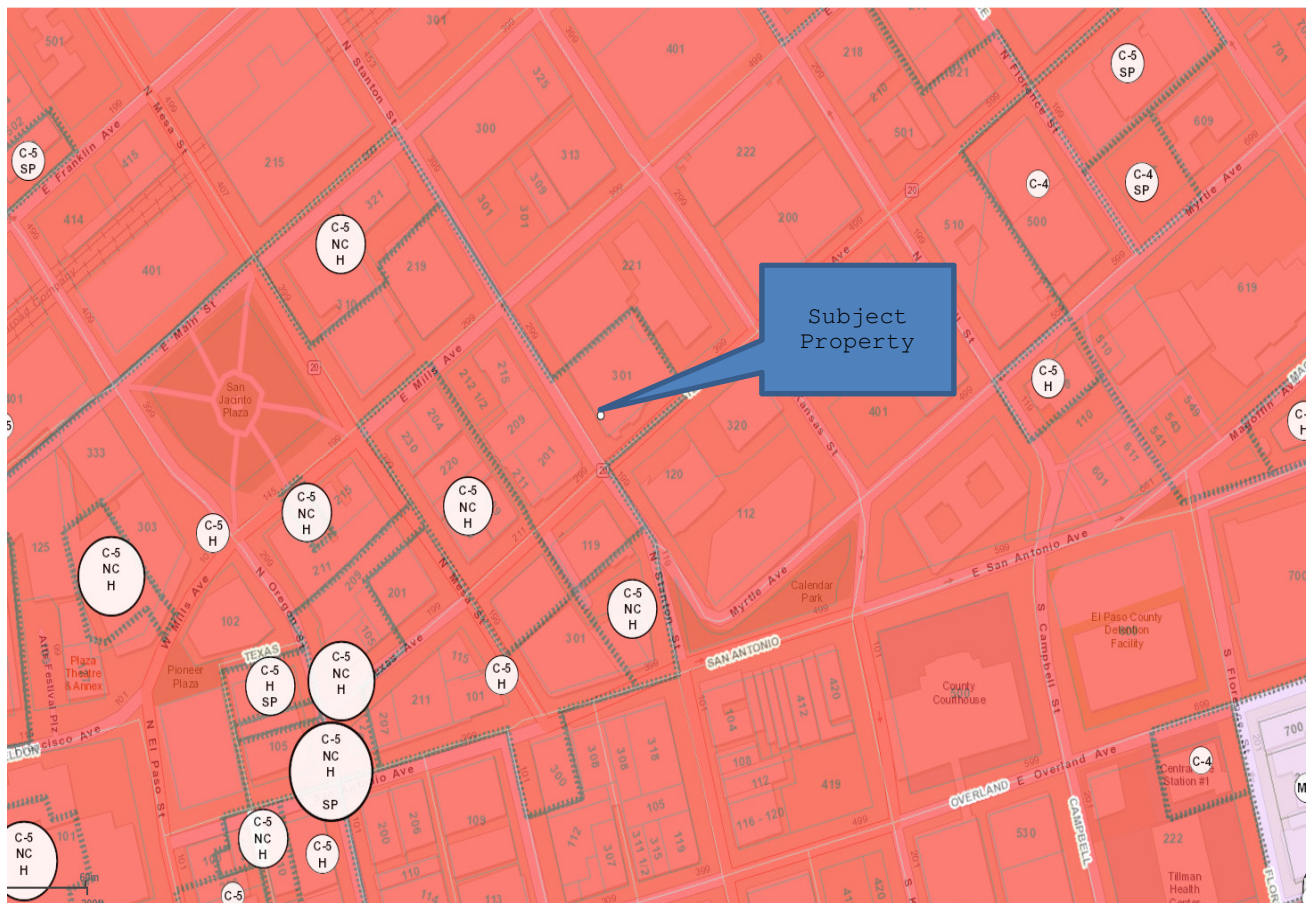


PHAP16-00002

Date: November 6, 2017
Application Type: Certificate of Appropriateness
Property Owner: Bassett Partners EP LLC
Representative: Geoffrey Wright
Legal Description: Being 11 Mills SWC of blk., City of El Paso, El Paso County, Texas
Historic District: Downtown
Location: 301-303 Texas Avenue
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: 1929
Historic Status: Landmark
Request: Reconsideration of a Certificate of Appropriateness for the rehabilitation of subject property to include new storefronts, signage, lighting, canopies, and awnings; masonry, metal and window repair; the installation of a pool; the construction of new doorways; the installation of a fence; and alteration of designated interior lobby; and to include the reconfiguration of an addition and construction of a pergola

Application Filed: 10/31/2017
45 Day Expiration: 12/15/2017

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Reconsideration of a Certificate of Appropriateness for the rehabilitation of subject property to include new storefronts, signage, lighting, canopies, and awnings; masonry, metal and window repair; the installation of a pool; the construction of new doorways; the installation of a fence; and alteration of designated interior lobby; and to include the reconfiguration of an addition and construction of a pergola

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for the Downtown Historic District recommend the following:

- *New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.*
- *Additions should complement the original structure but not necessarily attempt to duplicate or copy it.*
- *Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

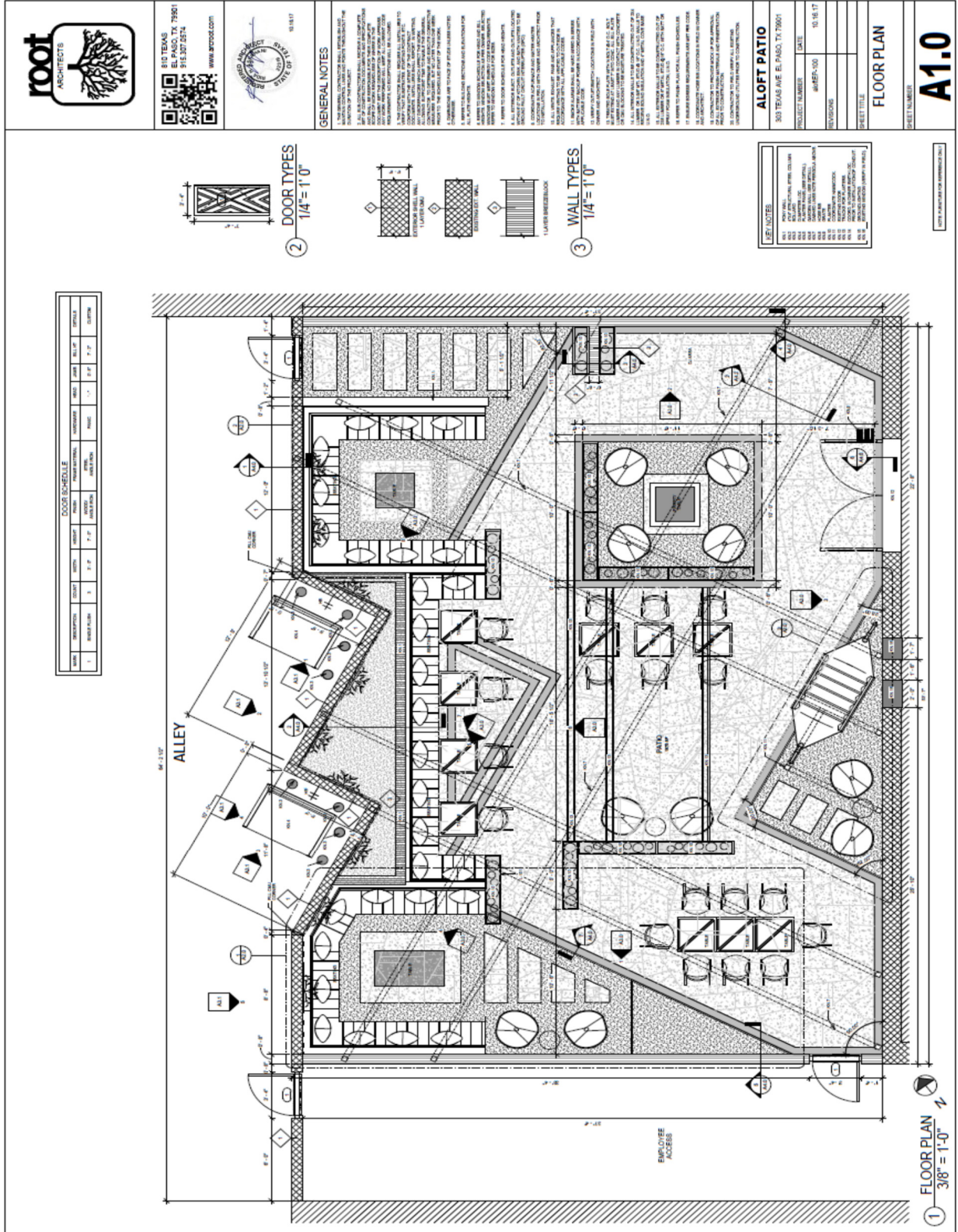
AERIAL MAP



SITE PLAN

[illegible]

REVISED FLOOR PLAN



REVISED ELEVATION

